

## THE ORANGESHARE EXPERT APPRAISERS

Board of Realtors Provides  
Commission of 3 to Serve  
Those Districts.

By RAYMOND CONNOLLY,  
President of the Board of Realtors of  
the Oranges and Maplewood.

Individual appraisals are practically  
a thing of the past in the Oranges and  
Maplewood. Applications for appraisals  
to the individual members of the board  
or to the board are referred to a com-  
mittee of three, selected for their  
knowledge of values in the particular  
locality in which the property is sit-  
uated. The appraisal is then made by  
these three men and signed by them as  
a committee representing the Board of  
Realtors of the Oranges and Maple-  
wood.

The charge is but slightly in excess  
of the individual appraisal charge, but  
has the advantage of the opinion of  
three experts, any one of whom would  
qualify as an expert in court. The  
schedule of fees is \$25 for properties  
of \$5,000 value or less, and \$1 for each  
additional \$1,000 of value.

The announcement of this method of  
appraising was made at the last meet-  
ing of the board on May 16. Several  
persons have been made, among them  
two for the Board of Education of the  
village of South Orange, and one for  
Orin Cox on his own home. J. Charles  
O'Brien and Eugene C. Humes of South  
Orange and Kenneth W. Dalzell of  
Maplewood served on the committee.

It is expected the service adopted will  
be largely used by banks, trusts, com-  
missioners and executors settling estates,  
as well as the individual desiring to  
sell or purchase property.

That property owners of the Oranges  
and Maplewood are quick to take ad-  
vantage of the new sales methods  
adopted by the Board of Realtors of  
the Oranges and Maplewood is shown  
by the number of properties listed un-  
der the multiple listing system, and  
the percentage of sales to the number  
of listings proves the merit of the  
system.

To date 632 properties have been  
listed, consisting mostly of homes val-  
ued from \$5,000 to \$40,000. One hun-  
dred and twenty-four of these 632  
properties, or almost one out of every  
five properties listed, have been sold.  
The total value exceeding \$1,500,000,  
showing an average sale price of \$12,-  
000.

Under this system the owner lists  
his property with one local realtor, a  
member of the Board of Realtors of  
the Oranges and Maplewood, and he  
in turn lists the property in the cen-  
tral listing office in charge of the ex-  
ecutive secretary for both counties. A  
complete information is then sent to each  
of the forty-eight members of the  
board. If the price is right a sale is  
quickly effected, giving quick service  
to both owner and purchaser.

Both buyer and seller can enter into  
negotiations with a feeling of confi-  
dence that their interests will be care-  
fully and considerably handled, with  
fairness to all, as each member of the  
board is bound by a strict code of  
ethics, deviation from which will  
result in expulsion.

## BRISK RENTING DEALS IN GRAND CENTRAL ZONE New Buildings Are Being Quickly Filled.

The northward trend of business dur-  
ing the past year by large corporations  
which are moved to new buildings in  
the Grand Central zone, is continuing  
without abatement. It is reported by  
Cushman & Wakefield, Inc., agents of  
the Canadian Pacific Building, that it  
is now 92 per cent. rented. Of the other  
new structures, the Borden Building  
is 92 per cent. rented. The National  
City and Straus buildings also report  
that they are in excellent condition  
and have but few remaining offices for  
rent.

The new twelve story building being  
erected by Webb & Knapp at Madison  
square, on the southeast corner of  
Forsyth street is more than 90 per  
cent. rented. Of the older established  
buildings in the district, such as 50  
Forsyth street, Astor Trust, Van-  
derbilt Concourse building, vacan-  
cies are an exception. Even the huge  
Grand Central Palace, on account of  
the lease for two floors recently closed  
by Cushman & Wakefield, Inc., with  
the United States Veterans Bureau, is  
reported to be more than 90 per cent.  
rented.

The nature of the leasing market dur-  
ing the past week was a lease from  
plans closed with the International  
Paper Company for the entire seven-  
teenth and eighteenth floors of the  
Pershing Square Building. The lease  
was for a term of ten years at an ag-  
gregate rental of about \$100,000. This  
move on the part of the largest pro-  
ducer of newspapers in the world  
adds much to the prestige of the Grand  
Central zone as a center of big business.  
At the same time it places the Pershing  
Square building in a position of  
being the most desirable office building  
in the district, as it is the only one  
which has been leased by a company  
of the stature of the International  
Paper Company.

This indicates a decidedly good de-  
mand for office space in the Grand Cen-  
tral district and corrects the erroneous  
impression held by many that there is  
an overabundance of office space in  
the district. The leasing of the Pershing  
Square building, a one-family resi-  
dence on the west side of South Seventeenth  
street, 100 feet from the northwest  
corner of South Seventeenth street  
and Princeton avenue, Flushing, for  
Nygren & Co. of Brooklyn, the six room  
Dutch Colonial residence on the east  
side of North Thirtieth street, 150 feet  
from the southeast corner of  
Mitchell avenue and North Thirtieth  
street, Broadway-Flushing, for Nygren  
& Co., the same sellers, the seven room  
Dutch Colonial home to be erected on  
the west side of North Twenty-ninth  
street, 160 feet from the northwest  
corner of State street and North Twenty-  
ninth street, Broadway-Flushing, for A.  
M. Ryan of Flushing, a one-family resi-  
dence on the east side of North Thirtieth  
street, 200 feet from the northeast corner  
of State street and Broadway on the  
Hill, Flushing. Mr. Johnson also  
negotiated for a term of years the fol-  
lowing leases: For Sarah G. O'Connor  
of Flushing the northwest corner of  
Broadway and Central avenue, Murray  
Hill, Flushing, to Fred C. Peters, a Man-  
hattan antique dealer. Mr. Peters is im-  
proving the premises intending to es-  
tablish a branch antique store at this  
point; for C. Burdett of Lake View, N. Y.,  
a six room one family residence on  
Westmoreland avenue, Westmoreland, L. I.,  
to C. C. Wellwood, distribution man-  
ager of the Sheffield Farms, Swan-  
Decker Company, and Lewis Nixon of  
Pinehurst & Co., both of Manhattan.

## FOX HILLS SALE PRICES HIGHER THAN EXPECTED

Col. M. H. Axline, in command of the  
Government Hospital at Fox Hills,  
Staten Island, reported yesterday that  
the total result of the auction held by  
Charles S. Gerth, of Gerth's Realty Ex-  
perts, on Friday, was \$53,299.23, or 50  
per cent. more than he expected the  
property would bring.

"The auction was a success beyond all  
expectations," said Col. Axline. "Prices  
were realized for materials we never  
thought could be obtained under any  
conditions. All valuable material had  
been removed prior to the sale and what  
was left for the auction block was of  
considerable value. The Knights of  
Columbus and two Red Cross build-  
ings were not included in the sale."  
Then one considers that the ninety  
buildings sold must be removed before  
July 30th, the prices they brought were  
astonishing. As for the salvage mat-  
erial, the Government certainly fared  
exceptionally well. Take, for example,  
four washing machines, at army camp  
sales they bring usually from \$15 to  
\$25 each, while yesterday they brought  
\$251 each. Steam boilers brought \$3.15 a  
horsepower against \$1.25. I did not see  
what was what, but the fact is that the  
property would bring more than \$25,-  
000."

This was the twelfth United States  
Government auction held by Gerth's  
Realty Experts, the most important of  
which was the sale of the property of  
the United States Army, on Del.

# ARTWORKS IN SHARP TUSSLE WITH MANSARD ROOF



Even a careful comparison of the two houses shown in the accompanying photographs would fail to reveal any marked structural affinity. Their very dissimilarity tells an interesting story of architectural skill. The picture immediately above is that of an old house in Montclair, N. J., with a mansard roof and all the other Victorian atrocities that cause the artistic soul to writhe. The photograph at the right shows the same house after Lucien E. Smith, an architect of this city, had performed a few sleight of hand tricks.

usually predestined to failure at the start. Lucien E. Smith, a New York architect, has, however, turned the old house into a masterpiece of modern architecture. He got rid of the excesses, the verandas with their jagged work and all the hideous details of the mansard roof type. He then built on an addition to the left, for which the 100-foot front lot gave ample room. This followed the same general lines of the

## Many Saved From Severe Loss by Title Insurance

Some reasons for the unpopularity of title insurance in New York and Pennsylvania were taken up by Cyril H. Burdett, vice-president of the New York Title & Mortgage Company, in an address on "The Future of Title Insurance and Its Possibilities" delivered last Tuesday in Pittsburgh, Pa., at the annual convention of the Pennsylvania Title Association. After declaring that the only safe plan for home owners or builders Mr. Burdett said:

"I don't know how it is in Pennsylvania, but in New York the title companies are not as popular as they might be, partly due to the fact that they are among the largest lenders on bond and mortgage and have to refuse to make loans because they do not agree with the owners in their frequent overvaluation of their properties. The prejudice is also due to the fact that the seller loses his sale and profits, the broker a desirable investment, the lender an opportunity to invest his funds when the title company refuses to pass the title. What they are really doing in their Torrens law is not the supplanting of the title insurance companies but setting up short statutes of limitation in an attempt to destroy the rights which the title companies have given to those who are in a position to assert claims against persons in possession of real property. If our codes had only set up these short statutes of limitation independently of the Torrens laws title companies could easily pass more titles without any trouble."

"But I am not going to say much about the Torrens law, which I have had a full discussion, this afternoon. Its popularity in New York is demonstrated by the fact that although we have had it upon our statute books for twenty years, it has not been used in any, registrations in the counties outside of New York city, Long Island and Buffalo. In the five counties which compose New York city Torrens registrations, down to the present time, number 217."

"Another symptom of this impatience on the part of the public with methods employed by the title companies was manifested about five years ago in the action of the Federal Farm Loan Bureau when they called upon title companies to furnish policies based upon mortgages by local attorneys covering only the period for which the statute of limitations had not run in each State. I secured a conference with members of the Farm Loan Bureau and protested against this seeming revolution in title insurance methods—the examination involved in some States going back a very short period; for instance, in Kentucky, for only eight years. But the members of the board were inexorable. It is interesting to compare our losses with those, paid by fire insurance companies, which average about 50 per cent. of the premiums received, with expenses of about 35 per cent. Our expenses average from 50 per cent. to 85 per cent."

"The most frequent losses when title companies have to meet arise where policies insure marketability of title, and those of us who are familiar with the business in large cities—especially where there is more than one title company—and the greatest trouble arises from the questioning of titles upon re-examination by one or other of our competitors, or by the regular practitioners, resulting sometimes in considerable expenditures in order to remove doubts as to the validity of title. It is very seldom that any title company has a direct attack upon the title to the premises insured. The experience of all of us, I think, will show that our most frequent losses, although not necessarily the largest losses, arise by reason of overights and omissions in our own offices."

It might be claimed that all this is an argument against the need of title insurance, but it cannot be denied that there are many bad titles and no one can know in which class his is included. A search must be made to ascertain the apparent condition of the title, and though seemingly good a policy of insurance is a necessary protection. It is unnecessary to emphasize all the dangers which are so familiar to us in the history of titles, such as forged, invalid wills, dower claims, undiscovered heirs, defective acknowledgments, illegal trusts, defective suits and the like, which so frequently occur. Many of such titles are examined by us and refused insurance, and for this reason we escape large losses.

In the case of no other class of insurance is the cost of examination of the risk so large as in connection with the insurance of real estate titles, and this cost usually leaves a comparatively small margin of profit. The fee is apportioned as a reserve for the payment of losses. The officers of title insurance companies, therefore, are usually more or less perturbed when confronted with the necessity of making a loan. While I would not advocate a policy of recklessness in the passing of titles, I do believe that title companies can go farther than they are now doing in the assumption of risks with title, if any, danger of having to pay very greatly increased losses."

## FLUSHING BROKERS IN MANY TRANSACTIONS

Jerre Johnson, with F. H. Reeve, Inc., Broadway-Flushing, L. I., during the last two weeks in April, negotiated the following sales:

For Mrs. Elizabeth Morris of Flushing, the nine room one family residence at 62 South Twenty-third street, Broadway-Flushing; for George I. Kreamer, the six room one family dwelling on the west side of South Seventeenth street, 100 feet from the northwest corner of South Seventeenth street and Princeton avenue, Flushing, for Nygren & Co. of Brooklyn, the six room Dutch Colonial residence on the east side of North Thirtieth street, 150 feet from the southeast corner of Mitchell avenue and North Thirtieth street, Broadway-Flushing; for Nygren & Co., the same sellers, the seven room Dutch Colonial home to be erected on the west side of North Twenty-ninth street, 160 feet from the northwest corner of State street and North Twenty-ninth street, Broadway-Flushing; for A. M. Ryan of Flushing, a one-family residence on the east side of North Thirtieth street, 200 feet from the northeast corner of State street and Broadway on the Hill, Flushing. Mr. Johnson also negotiated for a term of years the following leases: For Sarah G. O'Connor of Flushing the northwest corner of Broadway and Central avenue, Murray Hill, Flushing, to Fred C. Peters, a Manhattan antique dealer. Mr. Peters is improving the premises intending to establish a branch antique store at this point; for C. Burdett of Lake View, N. Y., a six room one family residence on Westmoreland avenue, Westmoreland, L. I., to C. C. Wellwood, distribution manager of the Sheffield Farms, Swan-Decker Company, and Lewis Nixon of Pinehurst & Co., both of Manhattan.

## Demand for Realty in Queens.

An indication of the increasing demand for real estate in the village of Queens in Queens Borough is furnished in the report that Harry Silverman, a Brooklyn builder, has sold in the last two months more than \$244,000 worth of business property. The report says that of this amount he has sold more than \$100,000 in one day. Most of the buyers were from Manhattan and Brooklyn.

## \$150,000 Lease on 7th Ave.

Henry Shapiro & Co. have leased for the Amron Realty Corporation in the building at the southeast corner of Seventh avenue and Forty-eighth street, the corner store in the United Pure Orange Drink Company, and stores on Forty-eighth street in the same building to Joseph Rosano & Rocco Leone, and James Vranco & Charles Montebano.

## FRANCE WOULD AID ITS FLAT BUILDERS

Bill Introduced to Encourage  
Apartment Construction in  
Larger Towns.

A new bill has just been introduced into the French Parliament to facilitate the building of apartment and dwelling houses urgently needed in most of the large French towns. The proposed legislation contemplates, according to advices received by the Bankers Trust Company of New York from its French information service, the following features:

1. A tax of 10 per cent. to be levied on the rental value of all apartment and dwelling houses situated in the urban districts.

2. A "regional credit institution" for the assistance of improved real estate, the revenue from the 10 per cent. tax (the payment of which would be shared by both landlords and tenants) would be deposited with the credit institution. The resources thus created would be used to guarantee annual grants to real estate owners wishing to build dwelling houses approved of by the Municipal Council and situated within the urban district. These grants would help to pay off the interest and amortization charges on such mortgage loans as the owner might contract for the erection of the building.

The regional credit institution would determine the conditions under which the assistance is to be granted. For instance, a land owner who wanted to build a house, the cost of which to-day would amount to 300,000 francs, would spend 100,000 francs of his own money on the price which the same house would have cost before the war. He could borrow the other 200,000 francs on mortgage loan either from the Credit Foncier or some other bank, the loan to be amortized in forty years. The interest and amortization charges of this loan would amount to 8 per cent.

## Plan Proposed for Music Temple

Architect's conception of the proposed National Temple of Music and Art, as projected by John Wesley Miller of this city. It has been suggested that the structure be placed on the block bounded by Broadway, Seventh avenue, Thirty-seventh and Thirty-eighth streets. The structure will be 37 stories high with setbacks to conform to the zoning laws. As planned by E. C. Horn & Sons, architects, the facade will be a modern interpretation of the Roman style of architecture. The entire exterior, except for the base and metal trimmings will be gray white terra cotta. The seating capacity of a temple of this size will be about 10,000.

## NEW JERSEY FARMS ARE GOOD SELLERS

Only New York State Exceed-  
ed Jersey's Record in Num-  
ber of Farm Sales.

There is an active demand and ready market for New Jersey farm lands despite the prevailing impression that the farmer has suffered a setback in other sections of the country. E. A. Strout, president of the Strout Farm Agency, Inc., declares that the general farmer producing diversified crops has not felt the agricultural depression, and his view seems to be sustained by a report just issued by his agency which shows total sales for the year of 5,114 farms of an aggregate value of \$20,000,000.

Of these farms 422 were in New Jersey and were valued at more than \$2,000,000. Only one State in the Union—New York—exceeded New Jersey's record in number of farms sold. New Jersey men, whether farmers or industrial or office workers, testified to their confidence in the farms of their home State by purchasing 176 of them in 1921.

New York State furnished 133 of the new farming families in New Jersey, and Pennsylvania men bought ninety. The other buyers in New Jersey came from seventeen States and foreign countries. Eight came from Massachusetts, six from Delaware, four each from Connecticut, Illinois, Maryland, Michigan and Wisconsin; two each from Colorado and Virginia, one each came from California, Kansas, Kentucky, Maine, Ohio, Oregon, South Carolina, Texas, West Virginia and Washington.

The report shows that 265 Jerseyites bought farms last year, of whom 176 bought in New Jersey, while 189 sought new homes in fourteen other States or foreign countries.

## Association Wants City Buses to Run on Broadway

At the hearing before the Transit Commission last week on the New York Railway Company lines in Manhattan, the Broadway Association was heard through its managing director, J. Clifford R. Foster, who made the following statement:

"The Broadway Association asks that its appearance be noted and that there be made of record in this hearing the opinion of the association, as developed through referrals to its membership, that the surface street cars as now operated on Broadway over the line of the New York Railway Company afford an inadequate and generally unsatisfactory means of surface transportation. That the operation of such cars not only works to the disadvantage of those with property and business interests on Broadway in the above respects, but furthermore serves to retard and interfere with other modes of vehicular traffic on the street and to reduce the volume of such traffic to an extent which bears upon the general welfare of the street and its value for business purposes."

"That as a measure of relief and to the end that Broadway, as the main artery of travel from north to south on Manhattan Island, may not be obstructed by the said surface cars and be restored to full usefulness for the mobile passenger traffic which would naturally and normally move along that street we ask consideration of the recommendation that the operation of the said surface cars be discontinued and that there be substituted for such cars service by motor buses of modern a d improved design."

"In support of this recommendation we ask that the brief filed with the secretary of the Transit Commission on the date of March 10, 1922, by the Transportation Committee of this organization be made a part of the testimony offered at this hearing; and

"It is further asked that the association be afforded the opportunity to offer further information and argument as to the above."

"No adverse circumstances of any consequence are affecting building activities throughout the country," says S. W. Straus & Co. "In some places there are signs of a slight slowing up due to shortage of building materials or lack of labor in some essential trades. This situation has not as yet developed seriously, and the street railway tracks country over are moving along with unprecedented rapidity."

"The unmistakable optimism existing throughout the country is reflected in a tendency toward increased construction of commercial types of buildings. As the country adjusts itself to the new business conditions that seem likely to result from now on, we shall no doubt see greater activity in the construction of office-buildings, industrial plants, hotels and other types of structures used for business purposes."

"Inquiry for capital to be used in erecting buildings is strong, and as conditions seem quite well stabilized at this time and the demand for buildings far exceeds the supply, there is every expectation that these inquiries will continue active."

## QUEENS BOROUGH MARKET.

The Lewis H. May Company leased the following contracts: At Far Rockaway, L. I., for S. L. Mott on Forest avenue, to Leon Forst; for H. D. Adriance on Forest avenue, to Emanuel Grossman; for Clarence Erdman on Hill street, to S. L. Mott; for S. L. Mott on Prospect street, to Maurice Lehman; for William H. Luce on Broadway, to Nellie Ferrill; for M. Shapiro on McKinley avenue, to H. M. Schlosberg; at Edgewater, L. I., for Cornelius J. Barry on Marine avenue, to Herman Nelson; for Lorraine R. & F. Company on Rochester avenue, to Mrs. A. Glaser; for Superior Home Company on Columbus avenue, to S. Heyman; for B. H. Ratskin on Bay Thirtieth street, to Henry Amster.

Carroll H. Shaw, chief engineer of the New York Edison Company, has purchased an apartment in 151 Twenty-second street, Jackson Heights; an apartment in 141 Twenty-second street, has been purchased by Ira B. Gardner of the International Paper Company.

Vanderbilt Rents at Great Neck. Cornelius Vanderbilt Jr. leased from Jesse L. Livermore his country estate at Great Neck, at \$12,000, for the season, through Thomas O'Connell.

## WRITES OUTLINE OF LATEST RENT LAWS

Counsel for Brooklyn Board  
Prepares Synopsis of Acts  
of Last Legislature.

A special synopsis of the rent and tax exemption laws which were passed at the last session of the Legislature has been prepared for the members of the Brooklyn Real Estate Board by Maurice J. Moore, counsel to the board. Mr. Moore takes the subject up by chapters as follows:

Chapter 663. This chapter extends the rent laws to February 15, 1924.

Chapter 664. (Providing that thirty days' notice of increase of rent must be given, defining the presumptive value of property for determining a fair rental value; regulating deposits where rent is in controversy and providing for costs.) The principal new features or changes effected are:

If a tenant under an agreement (oral or written) for one year or more has paid after April 30, 1921, three monthly installments in successive months under the agreement, the defense that the rent is "unjust, &c.," shall not be allowed, but on the expiration of the term the tenant may plead such defense against rent claimed for a period of three months after such term. If the tenant is a monthly tenant or a tenant from month to month and has paid three equal monthly payments in successive months, such defense shall not be allowed, after this amendment takes effect, against a claim for rent or rental value not exceeding the rate so paid with the monthly payment after such third payment, but defendant may plead such defense in relation to such rent after the expiration of such nine months against rent for period within three months after the expiration of such nine months.

In an action mentioned in the above statute plaintiff must allege and prove that the amount claimed is no greater than the amount payable under the agreement, or if greater, that the amount has been paid under the agreement, or if greater, that at least thirty days' notice of such increase had been given to the defendant before the amount had been claimed.

For the purpose of determining fair and reasonable rent or rental value the assessed valuation for the year in which the first installment of rent is brought shall be presumed to be the value of the property. This apparently does not preclude other evidence of value of the property, but only creates a presumption which the landlord, like other legal presumptions, may be overcome by proof.

Deposit.—Where the tenant makes a deposit of less than the amount demanded in the complaint, the court, on proper application, order the tenant to pay the same to the landlord and thereafter during the pendency of the action shall pay a similar amount directly to the landlord on the first of each month.

Where the amount deposited is the amount demanded in the complaint, the landlord may apply to the court and the court shall fix the part of the deposit to be paid to the landlord and thereafter on the first of each month during the pendency of the action the tenant shall pay a like amount to the landlord and pay to the clerk of the court the difference between that amount and the amount of the rent due.

Costs.—Unless the landlord recovers more than the last rent paid the tenant shall be entitled to costs. If the action is started in the wrong district it shall be dismissed with costs to the tenant.

Chapter 281—Tax Exemption.—This law has been extended so construction may be commenced before April 1, 1923. The Legislature has cleared up the question as to when construction shall be deemed commenced.

"For purpose of this section construction shall be deemed commenced when the contractor has filed with the proper authority and excavation actually and in good faith begun."

"Provision is made that the owner or agent may file with the authority with whom the contract is made a statement setting forth the date of filing plans and date excavation was actually commenced, and then such statement shall be deemed a true and correct statement of the facts and then, if found true, such certificate shall be conclusive evidence of date of commencement of construction and shall be a bar to obtaining the benefits of tax exemption."

## ISLAND PARK IS NOW ON THE MAP

Development Above Long  
Beach Is Recognized by the  
L. I. Railroad.

In less than five weeks a vast expanse of meadow land on Jekyll Island above Long Beach has been developed to such an extent that the Long Island Railroad has placed it on the map by erecting a station near the tip of the island. The station appears in the list just above Long Beach. The work of developing the tract has been accomplished by the same engineers who created the York Village at Camden, near Philadelphia, for the United States Shipping Board's housing projects. The developments and sale of the land is in charge of Edgewood Smith, Inc.

On March 26 contracts were let to execute the work planned by the engineers. By the middle of April work was under way and in the meantime that have elapsed "Island Park-Long Beach" has been transformed. What then was a stretch of daisy fields and meadow now is a bustling, bustling growing home section. Dredgers have been working day after day making deep channels through the five miles of waterways about Island Park. The clean sand dredged is being used to even up the bathing beaches and to gradually bring the whole property to railroad grade; concrete roads and sidewalks have been laid out, and the property and the roads lined with trees and shrubs. The 1,000 bungalows to be built this year.

Contracts have been let for gas, water and electric lines, all of which will be available in a few weeks, by the time the little swarm of buildings already under way are completed and occupied. A local water and electric plant will insure local control of the utilities, an important feature which has proved successful in other Long Island communities recently.

## SALE AT CAMP M'CLELLAN.

The auction of Camp McCellan at Ansonia, Ala., will be held on Tuesday, June 6, by Charles S. Gerth of Gerth's Realty Experts by order of the War Department. The property consists of 50 buildings, containing millions of feet of lumber, refrigerators, coils, electrical wire and supplies, stoves, furnaces and other materials besides the rifle ranges and other land. In addition to the above material enormous quantities of salvage material will be sold.